

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

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VICTOR HOLANDA, AICP
DIRECTOR

TO: PLANNING COMMISSION

FROM: WARREN HOAG, DEPARTMENT OF PLANNING AND BUILDING *WH*

DATE: JULY 14, 2005

SUBJECT: TIME EXTENSIONS FOR TRACT MAPS

SUMMARY

The attached time extension request has been reviewed by staff. It complies with Section 21.06.010 of the Real Property Division Ordinance, and remains in compliance with the General Plan and County ordinances. The Subdivision Map Act allows time extensions to be granted to a maximum of five years past the initial approval period of two years for tentative tract maps. The tentative tract map is not yet ready to record. Additional time is necessary to comply with the conditions of approval.

RECOMMENDATION

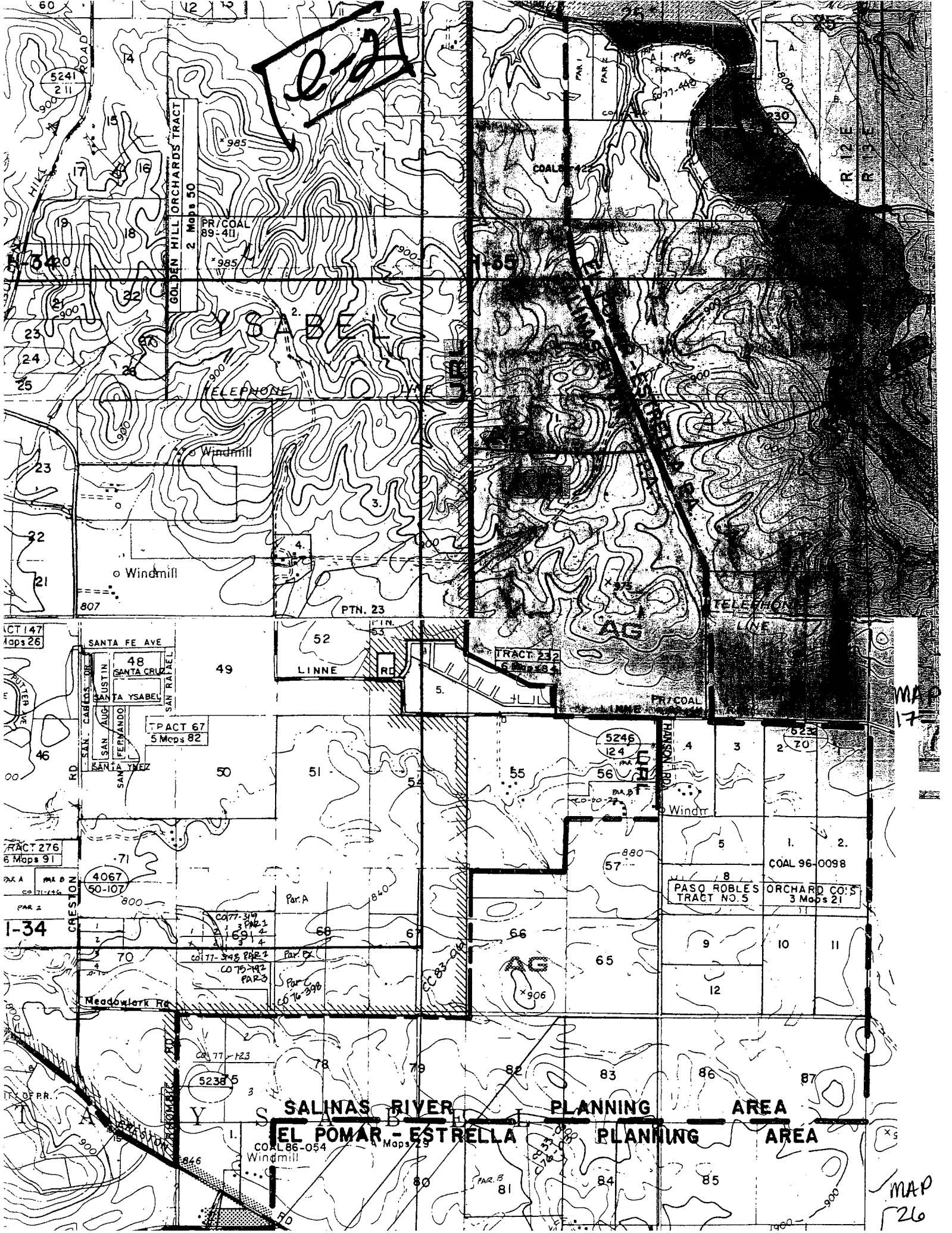
Staff recommends your Commission approve the time extension.

DISCUSSION

The following time extension is recommended for approval:

TRACT 2526 (S990133U) request from **VAUGHAN SURVEYS, INC.** for a **3rd time extension** for vesting tentative Tract Map 2526 (S990133U) to subdivide a 851 acre site into 42 clustered one acre lots for residential development, construct up to seven farm-worker housing units, one caretaker unit, a private equestrian center, one water storage tank and one or more open space parcels totaling at least 808 acres (95% of the site area). The property is located on the north side of Linne Road, south and west of Union road and east of and adjacent to the City of Paso Robles in the Salinas and Estrella Planning Areas. Supervisorial District 1.

The tentative map is to expire on October 25, 2005. On May 24, 2005, the applicant requested the time extension. After review of the tentative map, staff recommends to the Planning Commission that the **3rd one-year time extension** be granted to October 25, 2006, subject to the conditions of approval in the Planning Commission Resolution adopted October 25, 2001.



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MAP 17

MAP 26

SALINAS RIVER PLANNING AREA
EL POMAR - ESTRELLA PLANNING AREA

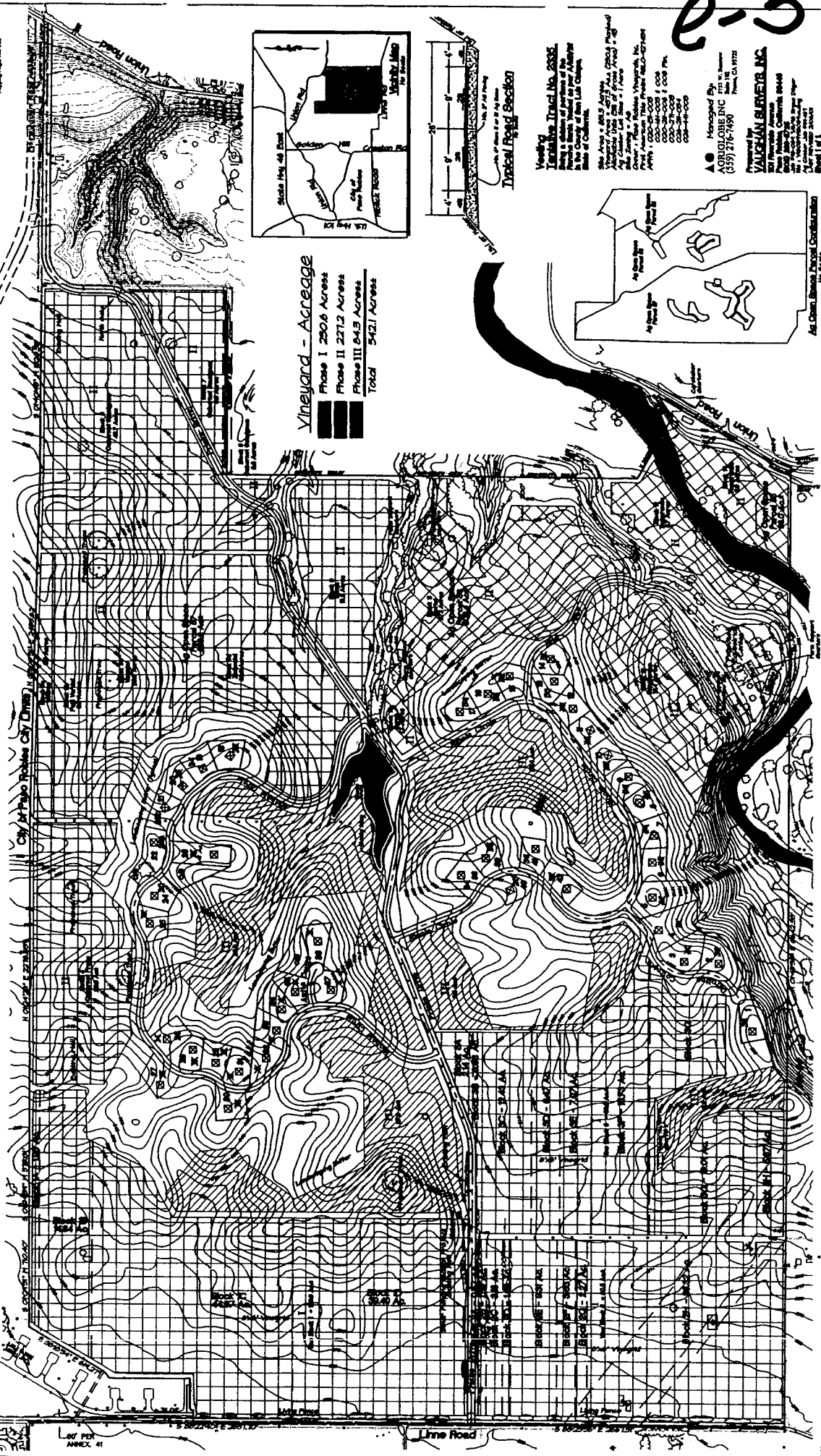
GRAPHIC SCALE

(IN FEET)

1 inch = 500 ft.



Huerhuero Ranch
Paso Robles Vineyards, Inc.
 County of San Luis Obispo
 State of California



Vineyard - Acreage

Phase I	250.6 Acres
Phase II	227.2 Acres
Phase III	84.3 Acres
Total	562.1 Acres

Voting
 Tentative Tract No. 2035
 Being a portion of the
 Patricia Davis Tract as per A/68792
 in the County of San Luis Obispo,
 State of California.

[illegible]

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JULY 1997/REVISED 2004/01
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APPROVED
DATE: _____